## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

20/55 Gadd Street, Northcote Vic 3070

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$740,000		&		\$755,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Northcote
Period - From	20/07/2019	to	19/07/2020		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/54 Gadd St NORTHCOTE 3070	\$753,000	29/02/2020
2	10/107 Herbert St NORTHCOTE 3070	\$780,000	20/06/2020
3	5/54 Clarendon St THORNBURY 3071	\$799,000	27/04/2020

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/07/2020 10:09



20/55 Gadd Street, Northcote Vic 3070







Property Type: Townhouse Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$740,000 - \$755,000 Median Unit Price 20/07/2019 - 19/07/2020: \$630,000

# **Comparable Properties**



2/54 Gadd St NORTHCOTE 3070 (VG)



Price: \$753,000 Method: Sale Date: 29/02/2020 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



10/107 Herbert St NORTHCOTE 3070 (REI)



Price: \$780,000 Method: Auction Sale Date: 20/06/2020 Property Type: Townhouse (Res)



5/54 Clarendon St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$799,000 Method: Private Sale Date: 27/04/2020 Property Type: Townhouse (Res)

### Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.